

# PETITION FOR ZONING VALLANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

John W. Armstrong and  
I, or we, Joan B. Strutt, his wife, legal owners of the property situate in Baltimore  
County and which is described in the description and plat attached here to and make a part hereof,  
hereby petition for a Variance from Section 1. B01.2.C.4. (301.1) to permit a rear yard  
setback of 10' in lieu of the required 22 1/2'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the  
following reasons: (Indicate hardship or practical difficulty)  
We plan to bring the driveway off of Lincoln Ave. to the back of the home and  
are applying for a variance to construct an attached carport. The carport would  
extend approximately 23 feet from the house and would require a setback of  
approximately 10 feet in lieu of the required 22 1/2 feet. Our "Ashley" neighbors  
have kindly signed an addendum to the original development plan allowing open  
projections and have approved our carport design. An attached garage would block out  
light from the existing kitchen windows, as would an unattached garage, unless it  
were set back in the corner of the yard, in which case the entire rear yard would be  
a driveway. An attached open carport will let light into the back of the house plus  
offer covered protection for cars.

Property is to be posted and advertised as prescribed by Zoning Regulations.  
We agree to pay expenses of above Variance advertising, posting, etc., upon filing of this  
petition and further agree to and are to be bound by the zoning regulations and restrictions of  
Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser  
Address  
Petitioner's Attorney  
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day  
of April, 1980, that the subject matter of this petition be advertised, as  
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through  
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning  
Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore  
County, on the 8th day of July, 1980 at 2:15 o'clock  
P.M.

(over)

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 27, 1980

COUNTY OFFICE BLDG.  
111 N. Chesapeake Ave.  
Towson, Maryland 21204

Mr. & Mrs. John W. Armstrong  
314 Starlight Place  
Lutherville, Maryland 21093

RE: Item No. 211  
Petitioners - John W. Armstrong, et ux  
Variance Petition

Dear Mr. & Mrs. Armstrong:

The Zoning Plans Advisory Committee has reviewed the plans  
submitted with the above referenced petition. The following comments  
are not intended to indicate the appropriateness of the zoning action  
requested, but to assure that all parties are made aware of plans or  
problems with regard to the development plans that may have a bearing  
on this case. The Director of Planning may file a written report with  
the Zoning Commissioner with recommendations as to the suitability  
of the requested zoning.

Enclosed are all comments submitted to this office from  
the committee members at this time. The remaining members  
felt no comment was warranted. This petition was accepted for  
filing on the date of the enclosed certificate and a hearing scheduled  
accordingly.

Very truly yours,

NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: George William Stephens, Jr.  
and Associates, Inc.  
303 Allegheny Ave.  
Towson, Md. 21204



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

June 2, 1980

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

RE: Item #211 (1979-1980)  
Property Owner: John W. Armstrong and Joan B. Strutt,  
his wife  
N/E cor. Lincoln Ave. and Starlight Place  
Existing Zoning: DR 3.5  
Proposed Zoning: Variance to permit a rear setback of  
10' in lieu of the required 22.5' for an open carport.  
Acres: 0.206 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office  
for review by the Zoning Advisory Committee in connection with the subject item.

### General:

Baltimore County highway and utility improvements are not directly involved.

Reconstruction of concrete sidewalk, curb and gutter, entrance, apron, etc.  
will be the full responsibility of the Petitioner.

The Petitioner is cautioned that no encroachment by construction of any structure,  
including footings is permitted within Baltimore County rights-of-way and utility  
easements.

This office has no further comment in regard to the plan submitted for Zoning  
Advisory Committee review in connection with this Item 211 (1979-1980).

Very truly yours,

ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

45 NW 3 Pos. Sheet  
S-SE Key Sheet  
NW 12 A Topo  
60 Tax Map



Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
13011-404-3550

STEPHEN E. COLLINS  
DIRECTOR

June 12, 1980

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comment for the following items:  
Numbers 210, 211, 212, 215, and 216.

Very truly yours,

Michael S. Flanagan  
Engineer Associate II

MSF/mjm



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3211

JOHN D. SEYFFERT  
DIRECTOR

June 3, 1980

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #211, Zoning Advisory Committee Meeting, April 29, 1980, are as follows:

Property Owner: John W. Armstrong and Joan B. Strutt, his wife  
Location: NE/C Lincoln Avenue and Starlight Place  
Acres: 0.206  
District: 8th

This office has reviewed the subject petition and offers the following comment. These comments  
are not intended to indicate the appropriateness of the zoning in question, but are to assure that  
all parties are made aware of plans or problems with regard to development plans that may have a  
bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley  
Planner III  
Current Planning and Development



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

May 27, 1980

Mr. William R. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #211, Zoning Advisory Committee Meeting of  
April 29, 1980, are as follows:

Property Owner: John W. Armstrong and Joan B. Strutt, his wife  
Location: NE/C Lincoln Ave. & Starlight Pl.  
Existing Zoning: D.R. 3.5  
Proposed Zoning: Variance to permit a rear setback of 10' in  
lieu of the required 22.5' for an open carport.  
Acres: 0.206  
District: 8th

Metropolitan water and sewer exist; therefore, the proposed  
carport will not pose any health hazards.

Very truly yours,

Ian J. Furrer, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/ith



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7010

PAUL H. REINCKE  
CHIEF

May 23, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: John W. Armstrong & Joan B. Strutt, his wife

Location: NE/C Lincoln Avenue & Starlight Place

Item No: 211 Zoning Agenda: Meeting of April 29, 1980

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this  
Bureau and the comments below marked with an "x" are applicable and required  
to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be  
located at intervals or \_\_\_\_\_ feet along an approved road in  
accordance with Baltimore County Standards as published by the  
Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_  
EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the  
Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall  
comply with all applicable requirements of the National Fire  
Protection Association Standard No. 101 "Life Safety Code", 1976  
Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED

Planning Group  
Special Inspection Division

Noted and

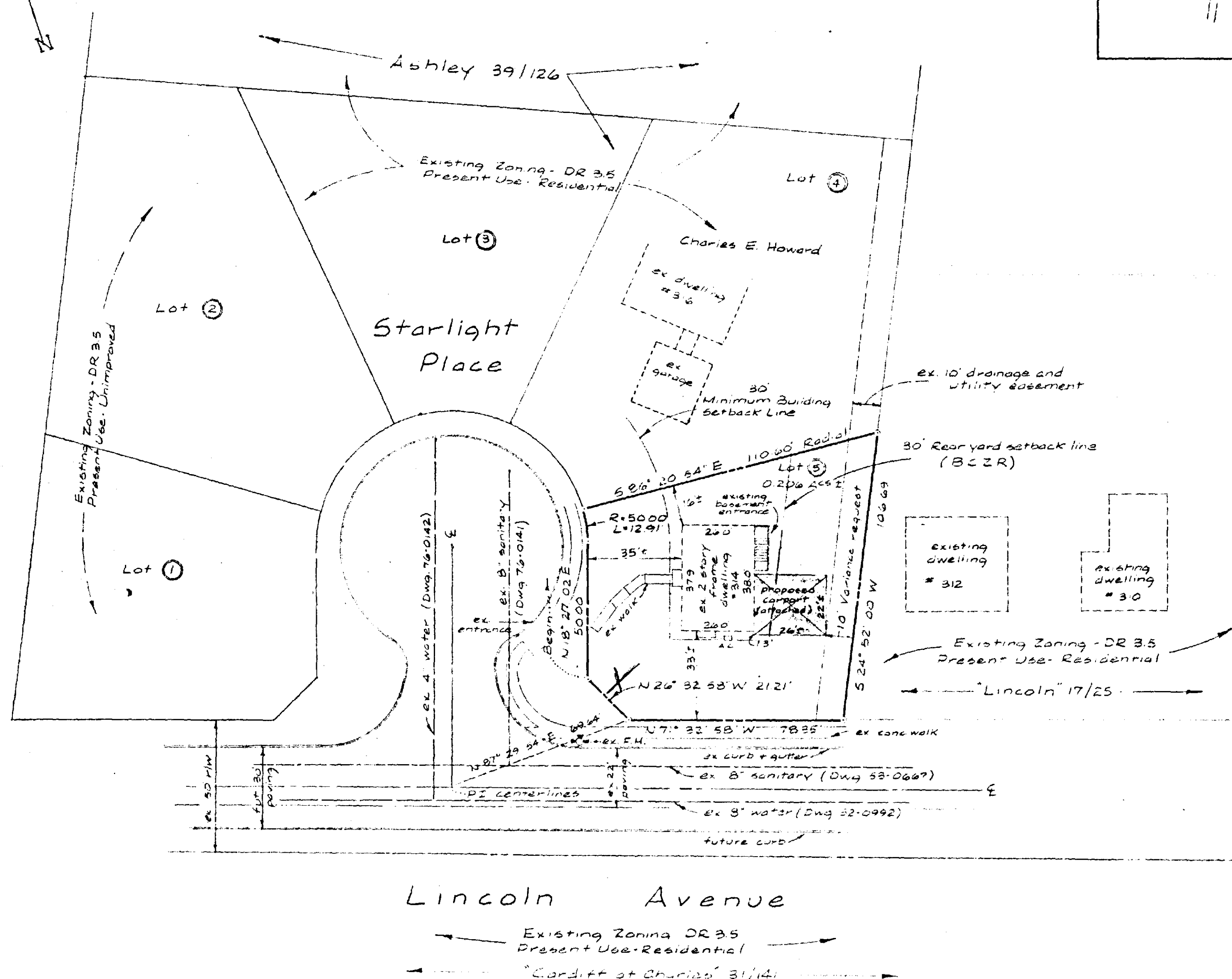
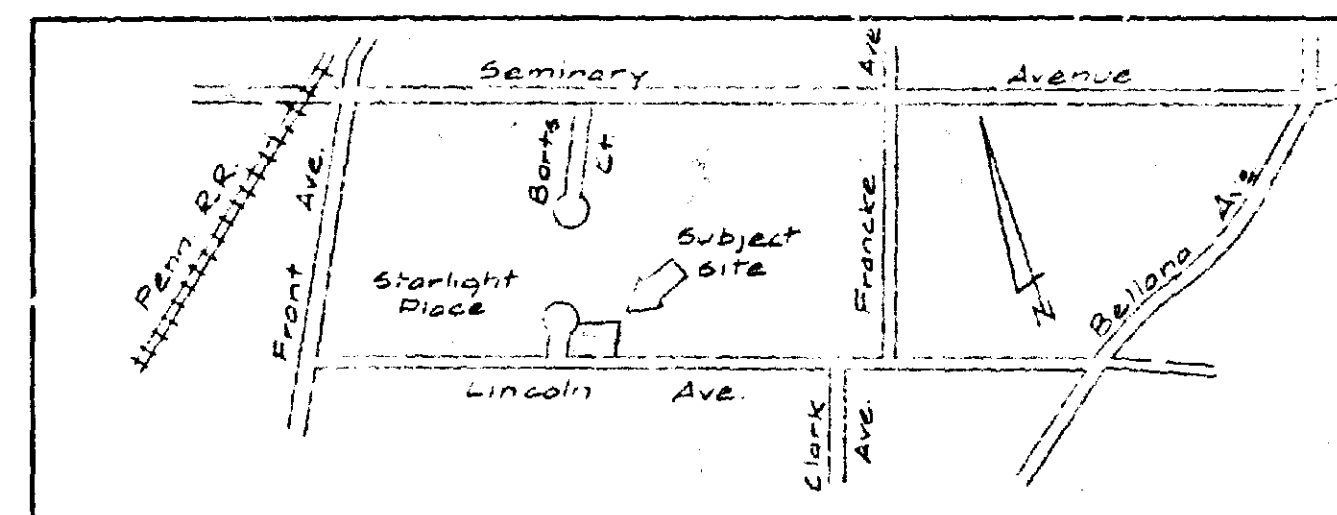
Approved: Fire Prevention Bureau











Variance request to section 301.1 to permit a projection from the existing house to within 10 feet more or less of the property line in lieu of the required 22.5 feet.

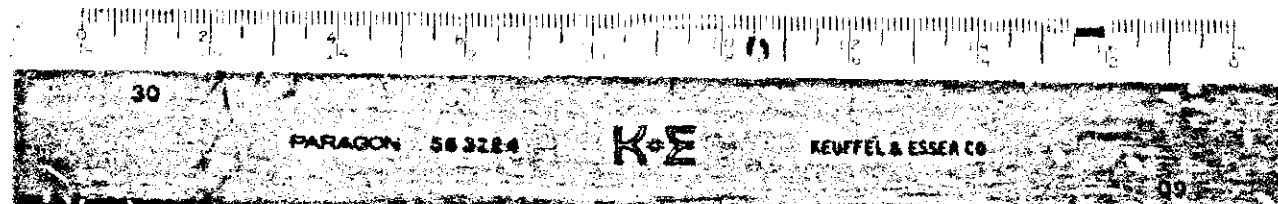
## General Notes

- ① Area of site = 0.206 ACs. ±
- ② Existing zoning = DR 3.5.
- ③ Present use - residential.
- ④ Sewer and water exist.
- ⑤ Petitioner desires to construct a carport as an addition to the existing house thus necessitating the above quoted variance request.
- ⑥ Metes and bounds shown hereon are based on a plat entitled "Ashley" dated May 21, 1976 and recorded a long the Plat Records of Balto County in Plat Book EHK Jr. L# 39, folio 126.

**GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.**  
ENGINEERS & LAND SURVEYORS  
303 ALLEGHENY AVE.  
TOWSON, MARYLAND 21204



Charles L. Starbuck  
#3076



Balto. Co., MD  
Scale: 1" = 30'

Elect. Dist. No 8  
April 9, 1920

Plot To Accompany  
Zoning Petition  
For A Variance  
To Allow An Open Projection Setback  
Of 10' Instead Of The Required 22.5'  
for  
NE 314 Starlight Place  
Ashley

PN 02058